

1/7/08, Monday, January 7, 2008

LANDMARKS COMMISSION

Meeting of January 7, 2008

Members Present: John Mann, Ken Fulgione, Jenny Ebert, Bob Von Haden, Katrinka Bourne

Members Absent: Sue Nelson, Ken Ziehr

Minutes. The minutes of the December 3, 2007 meeting were approved as written.

1. Election of Officers. The Commission noted that two members of the Commission were absent and discussed whether election of officers could wait until the February meeting.

ACTION TAKEN: Bob Von Haden moved to postpone election of officers until the February meeting. John Mann seconded the motion. All votes were in favor. Motion carried.

2. Consideration of Certificate of Appropriateness for 1408 State Street. AHMC Asset Management has submitted an application for a Certificate of Appropriateness for the property located at 1408 State Street, which is a contributing property within the Third Ward Historic Landmark District. The request is to repair and restore the front porch of the structure and install a new entry on the north side of the building. Mr. Cary Osborn, the applicant, spoke in favor of the project. Mr. Osborn stated that the structure is>

Mr. Brian Bessinger, from Royal Construction, was present at the meeting and spoke in favor of the project. Mr. Bessinger discussed the plans for the repair of the front porch and construction of the entryway. He noted that an existing window would be utilized for the new doorway and that the existing transom window would be retained and the new door placed beneath it. The stairway and railing would be constructed of wood and painted white to match the house.

Commission members noted several inconsistencies in the floor plan from the actual layout of the structure.

Bill Benson, 1414 Rust Street, questioned how the basement would be utilized. Mr. Bessinger noted that only the tenants of the first floor dwelling would have access to the basement.

Craig Faulkner, 1515 Park Avenue, asked if the garage or carriage house was going to be altered. Mr. Osborn stated that the entrance door would be replaced with an overhead door, but he would attempt to utilize a door having the appearance of the existing doors.

Maria Henley, 121 Park Place, questioned the availability of off-street parking for the duplex. Mr. Bessinger noted that adequate parking was available to comply with the parking requirements contained in the City's zoning code. No additional paving for additional parking spaces was anticipated at this time.

Cheryl Muller, 401 Lincoln Avenue, questioned whether the entrance could be added to the west side of the building (rear) rather than the north side. Mr. Bessinger noted that the room layout of the structure did not make this possible.

Stan Carpenter, 409 Summit Avenue, President of the Third Ward Neighborhood Association, noted that comments he had heard from neighborhood residents were positive towards the project. He commended Mr. Osborn for changing his plans from his original proposal of razing the structure and constructing apartments.

Janeway Riley, 311 Garfield Avenue, suggested that the stairs for the entrance be directed towards the front rather than the rear.

The Commission discussed the project noting that placing the entry on the side elevation was consistent with the guidelines contained in the district plan. However, they did note that they would prefer to see more detailed information on the design of the entryway.

ACTION TAKEN: John Mann moved to approve the Certificate of Appropriateness for the repair and restoration of the front porch and postpone action on the entryway until additional information is submitted to the Commission. Katrinka Bourne seconded the motion. All votes were in favor. Motion carried.

3. Discussion of Commission Goals and Projects for 2008. The Commission began their discussion regarding their goals and projects for 2008. Pat Ivory reviewed the projects completed by the Commission during 2007. Pat noted that he would prepare a preliminary list of goals and projects for 2008 based on the Commission's discussion and bring that back to the Commission in February.

4. Update on Landmark Activities and Properties.

A. Historic Residential Loan Project. Pat informed the Commission that an application for a Historic Residential Loan had been submitted for 519 4th Avenue, to repair the windows in a single family home. Staff is working with the applicant on preparing specifications for the project, but the owner is having difficulties finding a contractor having the required lead abatement certification. Few contractors in the area doing this type of restoration work have this certification.

B. CLG Grant Project. The Commission discussed the status of the 2007 CLG Grant Project. Pat noted that the owner of 101 North Dewey Street (former Huebsch Laundry Building) had agreed to have a preliminary National Register questionnaire prepared for the building. Eric Wheeler, the consultant for the grant project was informed about the additional project. The Commission noted

that if the State Historical Society agrees that the Huebsch Building is eligible for the National Register that the remaining grant funds would be used for the formal nomination. If determined not eligible, the funds would be used to prepare informational brochures.

There being no further business to come before the Commission, the meeting was adjourned at 5:50 p.m.